

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - October 31, 2023

With Thanksgiving just around the corner, we have so much to be thankful for! On behalf of myself and the staff at Schembra Real Estate Group, we wish you a wonderful holiday!

Although there has been much news throughout the country about the real estate market in 2023, Hilton Head Island and our community have continued to do well. In fact, in Palmetto Dunes, Shelter Cove and Leamington, we have maintained strong prices as the average selling price for a home is \$1,976,721 (million) and the average sales price for a condominium is \$826,475.

The inventory of properties for sale has stayed extremely low. This shortage of inventory and strong sales, combined with all the awards we continue to garner, have kept Hilton Head Island in the national spotlight. Hilton Head Island was recently named the Best U.S. Island by *Condé Nast Traveler* for the seventh consecutive year.

Since 1976, I have had the opportunity to focus 100% on our owners and immerse myself in every nuance of our wonderful community. It continues to be an incredible journey helping so many of you realize your goals and objectives.

Thank you once again for your unwavering support, loyalty, ongoing referrals, and appreciation of my sales experience and for helping me achieve the distinction as the #1 All-Time Listing and Selling Agent for Hilton Head Island in one community - Palmetto Dunes, Shelter Cove and Leamington with personal sales over \$1.25 billion.

Again, Happy Thanksgiving, and have a safe holiday! See you soon!



Philip A. Schembra

Broker-In-Charge

Hilton Head Island's #1 All-Time Listing and Selling Agent for homes, homesites and condominiums in one community... all achieved in Palmetto Dunes, Shelter Cove and Leamington.

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Over \$1.25 Billion in Personal Sales in Palmetto Dunes, Shelter Cove and Leamington since 1976

#1 Individual Sales Volume, Hilton Head Island
#4 Individual Sales Volume, State of South Carolina
America's Best 2023 Ranking Report - 2022 sales
(Over 24,000 SC Realtors)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$1,195,000
64 Full Sweep	4	2	1	Yes	2,752	1992	Golf, Landscape	\$1,325,000
75 Leamington Lane	3	2	1	No	2,753	1997	Golf	\$1,400,000
9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	\$1,729,000
8 Cottage Ct	5	4	0	Yes	2,665	1994	Lagoon, Wooded	\$1,775,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$1,790,000
7 Benty Court	4	4	1	No	3,206	1990	Golf, Lagoon	\$1,800,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	\$2,150,000
35 Full Sweep	5	5	0	Yes	3,524	1987	Lagoon, Pool	\$2,199,000
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape	\$2,325,000
5 Armada Street	6	5	2	Yes	4,506	1996	Landscape, Pool	\$3,550,000
13 Full Sweep	6	6	1	No	4,003	2022	Lagoon	\$3,695,000
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	\$5,195,000
3 Ketch	6	6	1	Yes	6,086	2002	Wooded	\$5,200,000
14 Armada Street	5	5	1	Yes	5,099	1995	Ocean	\$6,500,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$6,895,000
18 Armada Street	6	7	0	Yes	6,398	1995	Ocean	\$8,249,995

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
66 Leamington Lane	3	2	1	No	2,748	1990	Golf	\$1,490,000
1 Cockle Court	6	5	0	Yes	2,846	1981	Landscape	\$1,749,500
33 Haul Away	4	3	1	Yes	2,228	1986	Golf	\$1,799,000
1 Sutherland Court	4	4	1	Yes	3,266	1998	Landscape	\$1,950,000
61 Mooring Buoy	4	4	0	No	2,408	1981	Lagoon	\$1,995,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	\$2,195,000
47 Mooring Buoy	4	4	1	No	2,936	1979	Golf, Lagoon	\$2,349,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
36 Full Sweep	4	3	0	No	2,253	1983	Golf, Lagoon	3/30/23	\$949,500
7 Troon Drive	3	2	0	No	1,874	1983	Wooded	10/10/23	\$975,000
10 Newport Drive Unit#3404	3	3	1	No	1,920	1997	Deep Water	4/13/23	\$1,020,000
3 Ginger Beer Court	3	2	0	Yes	1,926	1988	Pool, Wooded	5/4/23	\$1,100,000
10 Newport Drive Unit#3302	3	3	0	No	1,840	1997	Marsh, Sound	7/11/23	\$1,150,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	5/22/23	\$1,280,000
5 Stratford Ln	4	4	1	No	3,180	1998	Golf	4/24/23	\$1,325,000
10 Newport Drive Unit#3401	3	3	1	No	1,920	1997	Deep Water	2/6/23	\$1,383,000
52 Full Sweep	4	4	1	No	3,015	2016	Golf, Lagoon	3/17/23	\$1,395,000
7 Niblick Court	3	3	0	No	2,198	1984	Golf	7/19/23	\$1,420,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape, Pool	10/19/23	\$1,450,000
18 Promontory Court	3	3	1	No	2,405	1995	Landscape	4/25/23	\$1,600,000
2 High Water	4				5,047	1980		10/17/23	\$1,600,000
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	6/30/23	\$1,615,000
12 Midstream	3	3	1	No	2,062	1984	Golf, Lagoon	5/19/23	\$1,665,000
15 Sea Lane	4	3	0	Yes	2,360	1981	Golf	8/8/23	\$1,700,000
15 Rum Row	3	3	0	Yes	2,358	1980	Golf, Landscape	10/3/23	\$1,750,000
4 Leamington Lane	4	4	1	No	3,282	1996	Golf, Landscape	9/6/23	\$1,802,500
39 Off Shore	6	5	0	No	3,300	2000	Lake, Landscape	3/3/23	\$1,830,000
8 Queens Way	4	4	1	Yes	4,164	2001	Lagoon	3/29/23	\$1,875,000
2 Rum Row	5	4	0	No	3,560	1975	Golf, Lagoon	10/10/23	\$1,899,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	4/28/23	\$1,949,500
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	10/20/23	\$1,950,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	6/2/23	\$1,950,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	3/1/23	\$2,000,000
13 Sea Lane	5	5	0	Yes	3,282	1993	Golf, Landscape	3/20/23	\$2,100,000
5 Full Sweep	4	5	1	No	4,437	2005	Lagoon	3/21/23	\$2,350,000
98 Leamington Lane	4	4	0	No	3,727	1993	Lagoon	1/13/23	\$2,450,000
12 Port Tack	5	6	1	Yes	7,320	2004	Golf, Pool	9/18/23	\$2,900,000
3 Flotilla	5	5	0	Yes	3,966	1981	Landscape, Pool	3/31/23	\$2,975,000
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	5/3/23	\$3,200,000
5 Junket	6	6	1	Yes	3,702	1984	Landscape, Pool	7/21/23	\$3,500,000
3 Catboat	7	7	2	Yes	5,077	2007	Landscape	8/2/23	\$4,500,000
3 Brigantine	6	6	1	Yes	5,000	2001	Ocean, Wooded	1/9/23	\$4,600,000

ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
19 Troon Drive	3	3	0	Yes	2,607	1981	Landscape, Pool	\$1,499,000

**UNDER CONTRACT HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon, Wooded	\$599,900

**SOLD HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
2 Midstream	Golf, Lagoon	6/16/23	\$750,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	\$599,000
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000
116	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$999,000
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000
219	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$529,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,399,000
45	Fazio	2	2	1	Yes	1,636	Lagoon	\$775,000
28	Fazio	3	3	0	Yes	2,008	Golf	\$899,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,399,000
7101	Harbourside I	1	1	1	No	1,010	Landscape	\$450,000
7108	Harbourside I	1	1	1	Yes	990	Harbor	\$627,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	\$679,000
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000
103	Main Sail	2	2	1	Yes	1,705	Deep Water, Harbor	\$939,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$699,000
582	Queens Grant	2	1	0	Yes	1,043	Landscape	\$465,000
732	Queens Grant	2	1	0	Yes	1,024	Landscape	\$499,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$585,000
502	Queens Grant	2	2	0	Yes	1,447	Wooded	\$669,000
123	Queens Grant	3	2	1	Yes	1,988	Landscape	\$724,900
569	Queens Grant	3	2	1	Yes	1,988	Wooded	\$745,000
1853	St Andrews Common	1	1	1	No	902	Wooded	\$399,000
1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$580,000
17	Tradewinds	3	3	1	No	2,369	Landscape	\$849,900
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$925,000
2414	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$935,000
2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$749,000
7556	Yacht Club	2	2	0	No	1,240	Harbor, Pool	\$839,900

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7411	Anchorage	2	2	0	Yes	1,140	Lake	\$475,000
7454	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	\$579,000
115	Barrington Court	2	2	0	Yes	1,171	Ocean	\$859,000
433	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$995,000
7834	Centrecourt	2	2	0	Yes	1,199	Landscape	\$629,000
7125	Harbourside I	2	2	1	Yes	1,647	Harbor	\$839,900
7655	Huntington	2	2	0	Yes	1,406	Lagoon	\$799,000
7613	Huntington	2	2	0	Yes	1,488	Lagoon	\$825,000
905	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	\$819,000
733	Queens Grant	2	2	0	Yes	1,447	Golf	\$635,000
650	Queens Grant	3	2	1	Yes	1,988	Golf, Wooded	\$719,000
1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$575,000
1776	St Andrews Common	2	2	0	Yes	1,342	Landscape	\$679,000
1206	Villamare	3	3	0	Yes	1,764	Ocean	\$1,975,000
16	Water Oak	3	3	1	Yes	1,634	Golf	\$885,000
4104	Windsor Ct N	1	2	0	Yes	1,037	Ocean	\$759,500
2517	Windsor Place li	3	3	0	No	2,005	Ocean	\$2,475,000

